



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Contract Change Orders for Civic Center Improvements (Phase II),
City Hall Remodel

MEETING DATE: May 1, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: This item is for information only. No action is required.

BACKGROUND INFORMATION: In accordance with the Contract Change Order Policy adopted by Resolution 85-173, change orders over an aggregate total of \$25,000 are approved by the City Manager and reported to the City Council at its regular meeting. The attached summary shows change orders that have been approved for the Civic Center Improvements (Phase II), City Hall Remodel project since the March 6, 1996 Council meeting. These change orders were delayed until negotiations with the contractor could be scheduled and finalized.

The original contract for this project was \$1,853,310. The total cost of all change orders to date is \$177,488, or approximately 9.6 percent of the contract. The project is now 85 percent complete and on schedule. The attached list showing descriptions of the change orders is very brief; however, detailed below is a more complete description of the work involved in the change orders over \$1,500. More detailed descriptions and backup information for all of the change orders are available in the Public Works office.

Change Order No. 69 - In order to accommodate the existing construction in the north entry, the five light fixtures that were specified had to be changed to a different and more costly type. (\$1,548)

Change Order No. 73 - The original bid contained an alternate bid item for the north entry vestibule. The City chose not to award the alternate because of the cost (bid at \$23,135), and the vestibule was redesigned using a store-front system. This change order covers that new design. (\$12,251)

Change Order No. 74 - The first-floor ceilings had to be lowered to accommodate ducts for the HVAC system. (\$7,655)

Change Order No. 75 - Another office was added to the Human Resources area for the new Risk Manager. This changed the configuration of that entire area. (\$16,537)

Change Order No. 80 - During the course of construction, a number of walls not specified to be demolished were found to be unacceptable for wallboard installation due to the condition of the existing framing. This change order was negotiated to cover all additional demolition and framing repairs of these walls. (\$12,524)

APPROVED: _____

H. Dixon Flynn -- City Manager

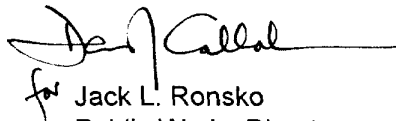
Change Order No. 81 - This change order covers the second-floor ceiling in the lobby area. It was not scheduled to be replaced; however, because it became apparent there was a safety concern, it was replaced. (\$5,360)

Change Order No. 83 - The large return-air fan located in the basement was originally designed to hang from the ceiling joists. A floor-mounted frame with isolators was felt to be a better installation. This change order covers the necessary modification. (\$1,532)

Change Order No. 85 - This change order added exterior electric outlets on the west of City Hall to accommodate the mall area. This was not part of the original contract. (\$4,122)

Change Order No. 88 - This covers six conduits needed by the data/telecommunication system. It was not included in the original bid because the data system work is being done under a separate contract. (\$3,710)

FUNDING: There are sufficient funds budgeted in the Civic Center Improvement (Phase II), City Hall Remodel account to cover these change orders.


for Jack L. Ronsko
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

JLR/SB/lm

Attachment

cc: Building and Equipment Maintenance Superintendent
Contract Construction Inspector

| SUMMARY OF CONTRACT CHANGE ORDERS | | | | |
|-------------------------------------|--|-----------|-----------|----------------|
| CIVIC CENTER IMPROVEMENTS, PHASE II | | | | |
| Change Order Number | Description | Add | Deduct | Total Contract |
| | ORIGINAL CONTRACT | | | \$1,853,310 |
| | CHANGE ORDERS TO DATE | \$107,045 | (\$1,879) | 105,166 |
| | Total | | | \$1,958,476 |
| 66 | ADD SPRINKLER SOFFIT | \$472 | | \$1,958,948 |
| 67 | CEILING FRAMING @ BASEMENT | \$725 | | \$1,959,673 |
| 68 | ADD DATA CONDUITS | \$217 | | \$1,959,890 |
| 69 | CHANGE ENTRY HALL LIGHT FIXTURE DUE TO EXISTING CONSTRUCTION | \$1,548 | | \$1,961,438 |
| 70 | INSTALL GREEN GYP BOARD @ BATHROOM WALLS | \$513 | | \$1,961,951 |
| 71 | CHANGE LIGHT FIXTURES @ EAST BASEMENT | \$190 | | \$1,962,141 |
| 72 | ADDITIONAL FRAMING NEAR #2 DOOR | \$242 | | \$1,962,383 |
| 73 | N. ENTRY VESTIBULE REDESIGN | \$12,251 | | \$1,974,634 |
| 74 | LOWER 1ST FLOOR CEILINGS | \$7,655 | | \$1,982,289 |
| 75 | ADD OFFICE-HUMAN RESOURCE AREA | \$16,537 | | \$1,998,826 |
| 76 | ADDITIONAL FRAMING @ FOYER 219 | \$801 | | \$1,999,627 |
| 77 | MECHANICAL WELL @ STAIR FOOTINGS | \$938 | | \$2,000,565 |
| 78 | REPAIR 2ND-FLOOR SUBFLOOR | \$950 | | \$2,001,515 |
| 79 | PREPARE WALLS FOR VINYL COVERING | \$0 | | \$2,001,515 |
| 80 | ADDITIONAL WALL DEMOLITIONS ON 1st & 2nd FLOORS | \$12,524 | | \$2,014,039 |
| 81 | REPAIR/REPLACE PLASTER CEILING @ 2nd FLOOR LOBBY | \$5,360 | | \$2,019,399 |
| 82 | CHANGE TOILET PARTIONS | \$316 | | \$2,019,715 |
| 83 | ADDITIONAL MOUNTING FOR RETURN AIR FAN | \$1,532 | | \$2,021,247 |
| 84 | INSTALL ELEVATOR SHAFT VENT | \$644 | | \$2,021,891 |
| 85 | ADD EXTERIOR ELECTRIC OUTLETS | \$4,122 | | \$2,026,013 |
| 86 | ADD SUPPORTS @ ROOM 302 | \$486 | | \$2,026,499 |
| 87 | CHANGE DOOR LEVER CLEARANCE | \$589 | | \$2,027,088 |
| 88 | ADD DATA CHASE | \$3,710 | | \$2,030,798 |
| | subtotal | \$72,322 | | |
| | TOTALS | \$179,367 | (\$1,879) | \$2,030,798 |